178.0	0004	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,044,100	/	1,044,100
USE VALUE:	1,044,100	/	1,044,100
ASSESSED:	1,044,100	/	1,044,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIHA STEPHANIE G/ TRUSTEE
Owner 2:	STEPHANIE G CHIHA TRUST
Owner 3:	
Street 1:	78 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REDDY VENKATESHWAR A -
Owner 2:	DA COSTA CARLA P -
Street 1:	78 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,028 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2948 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8028.000	576,200	5,300	462,600	1,044,100
Total Card	0.184	576,200	5,300	462,600	1,044,100
Total Parcel	0.184	576,200	5,300	462,600	1,044,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.17 | /Parcel: 354.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 120531

GIS Ref

GIS Ref

Insp Date 09/18/18

PREVIOUS ASSESSMENT

Parcel ID 178.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	576,200	5300	8,028.	462,600	1,044,100	1,044,100	Year End Roll	12/18/2019
2019	101	FV	416,700	5300	8,028.	462,600	884,600	884,600	Year End Roll	1/3/2019
2018	101	FV	430,600	5800	8,028.	389,900	826,300	826,300	Year End Roll	12/20/2017
2017	101	FV	430,600	5800	8,028.	356,900	793,300	793,300	Year End Roll	1/3/2017
2016	101	FV	430,600	5800	8,028.	304,000	740,400	740,400	Year End	1/4/2016
2015	101	FV	412,800	5800	8,028.	264,300	682,900	682,900	Year End Roll	12/11/2014
2014	101	FV	375,300	5800	8,028.	244,500	625,600	625,600	Year End Roll	12/16/2013
2013	101	FV	375,300	5800	8,028.	232,600	613,700	613,700		12/13/2012

!13981!

PRINT

Date	Time
12/11/20	03:52:06

LAST REV

Date	Time
09/27/18	13:54:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REDDY VENKATESH	61489-153		3/28/2013	Change>Sale	697,000	No	No		
CHARTIER CHARLE	55373-223		9/15/2010		651,725	No	No		
	18560-352		9/1/1987		279,900	No	No		Y

USER DEFINED

Prior Id # 1:	120531
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2013	1593	Addition	26,300	C				
5/17/2013	699	Redo Bat	18,050					
9/11/2001	650	Addition	50,000	C				18X20 ADDITION
6/2/1995	297		1,800					A/G/POOL 31X21

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2018	Inspected	CC	Chris C
7/31/2018	MEAS&NOTICE	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
6/7/2013	Info Fm Prmt	EMK	Ellen K
11/25/2008	Measured	345	PATRIOT
5/22/2002	Permit Visit	PM	Peter M
11/10/2000	Hearing Chag	163	PATRIOT
1/4/2000	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8028		Sq. Ft.	Site		0	70.	0.82	7									462,589						462,600	

Total AC/HA: 0.18430 | Total SF/SM: 8028 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 462,589 | Spl Credit | Total: 462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1987	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10652173
Const Adj.:	0.99989998
Adj $ / SQ:	149.365
Other Features:	130784
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	593429
Depreciation:	17209
Depreciated Total:	576219

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1				

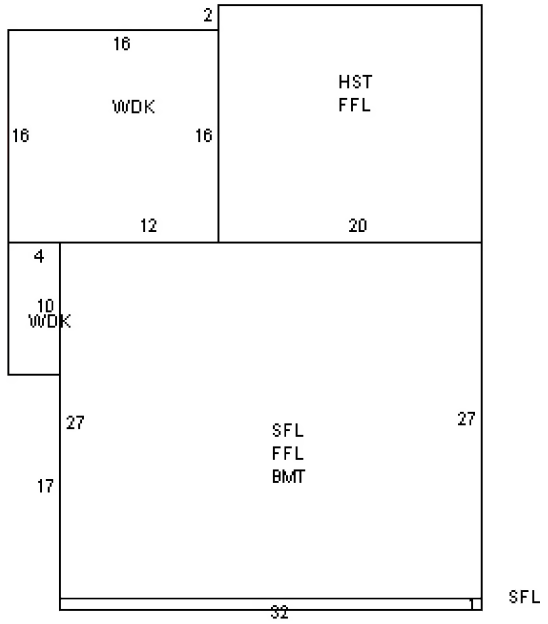
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	164.30
Special Features:	0	Val/Su Net:	166.53
Final Total:	576200	Val/Su SzAd	250.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,224	149.370	182,823
SFL	Second Floor	896	149.370	133,831
BMT	Basement	864	72.200	62,380
WDK	Deck	296	9.380	2,776
HST	Half Story	180	149.370	26,886

Net Sketched Area:	3,460			Total:	408,696
Size Ad	2300	Gross Are	3640	FinArea	2948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X21	A	AV	1929	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:	Total: 5,300